

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
APRIL 20, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Committee members present were Charles Lapp, Kathy Robertson, Don Hines, Kim Fleming, Gene Dziza, Frank DeKort, Tim Calaway, Jeff Larsen and Cal Scott. Johna Morrison, Kirsten Holland and BJ Grieve represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 30 people in the audience.

**PUBLIC
REVIEW
TEXT AMEND/
GRAVEL PIT**

Hines reviewed the public hearing process for the public.

A request by Flathead County for a Zoning Text Amendment to the Flathead County Zoning Regulations to change the definitions of AG-40, AG-20, SAG-10 & SAG-5; and to add a supplement to back up these zones to comply with 76-2-209 (2) of the Montana Code annotated.

MOTION

Robertson made a motion seconded by Larsen to un-table Staff Report FZTA-05-01.

ROLL CALL

On a roll call vote the motion passed unanimously.

MOTION

Fleming made a motion seconded by Robertson to table Staff Report FZTA-05-01 until May 11, 2005.

ROLL CALL

On a roll call vote the motion passed on a vote of 6-1 with Larsen dissenting.

**PRELIMINARY
PLAT/TIEBUCK
ER**

A request by NW Montana Human Resources for Preliminary Plat approval of the Re-subdivision of Lots 1, 2, 3, and 4 of Tiebucker Subdivision, an eight (8) lot single-family subdivision on approximately 1.240 acres. All lots in the subdivision are proposed to have public water and sewer systems. The properties are located at 114, 115, 136, and 137 Sunnybrook Lane in Somers, Montana.

STAFF REPORT

Traci Tull reviewed Staff Report FPP-05-09 the Board.

MOTION

Dziza made a motion seconded by Dekort to adopt Staff Report FPP-05-09 as findings of fact and recommend approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/OLD**

A request by Montana Venture Partners, LLC for Preliminary Plat approval of Old School Station Subdivision, a sixteen (16) lot

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| SCHOOL STATION | commercial/industrial subdivision on approximately 55.14 acres. All lots in the subdivision are proposed to have public water and sewer systems. The property is located at 959 Demersville Road, south of Kalispell. |
| STAFF REPORT | Kirsten Holland reviewed Staff Report FPP-05-13 the Board. |
| MOTION | Scott made a motion seconded by Dziza to adopt Staff Report FPP-05-13 as findings of fact with the amended conditions and recommend approval to the County Commissioners. |
| ROLL CALL | On a roll call vote the motion passed unanimously. |
| ZONE CHANGE/ MASON FAMILY TRUST | A Zone Change request in the Bigfork Zoning District by Mason Family Trust/Charles W. Mason Trustee, from SAG-10 (Suburban Agricultural) to SAG-5 (Suburban Agricultural). The properties are located at 280 North Ferndale Drive, 295 Kirby Lane, and 330 Kirby Lane, and contain approximately 30.73 acres. |
| STAFF REPORT | Kirsten Holland reviewed Staff Report FZC-05-06 the Board. |
| MOTION | Calaway made a motion seconded by Robertson to adopt Staff Report FZC-05-06 as findings of fact and recommend approval to the County Commissioners. |
| ROLL CALL | On a roll call vote the motion failed on a vote of 5-4 with Fleming, DeKort, Dziza, Robertson and Hines dissenting. |
| PRELIMINARY PLAT/BEAR HALLOW | A request in the Bigfork Zoning District by Jim and Carol J. Pierce for Preliminary Plat approval of Bear Hollow Subdivision, a fifty-five (55) lot single-family subdivision on approximately 61.474 acres. All lots in the subdivision are proposed to have public water and sewer systems. The property is located off of Montana Highway 35 in Bigfork. |
| STAFF REPORT | Johna Morrison reviewed Staff Report FPP-05-11 the Board. |
| MOTION | Fleming made a motion seconded by Robertson to adopt Staff Report FPP-05-11 as findings of fact with amended conditions and recommend approval to the County Commissioners. |
| ROLL CALL | On a roll call vote the motion passed unanimously. |
| ZONE CHANGE/ BIRK | A Zone Change request in the Echo Lake Zoning District by Tim and Julie Birk, from AG-40 (Agricultural) to SAG-5 (Suburban Agricultural). The properties are located at 445 and 485 Echo Bay Trail and contain approximately 101.97 acres. |
| STAFF REPORT | Johna Morrison reviewed Staff Report FZC-05-03 for the Board. |

- MOTION** Robertson made a motion seconded by DeKort to adopt Staff Report FZC-05-03 as findings of fact and recommend denial to the County Commissioners.
- ROLL CALL** On a roll call vote the motion passed on a 7-2 vote with Larsen and Lapp dissenting.
- BOARD DISCUSSION** Growth Policy and Meetings with Collins Planning Associates work plan visit schedule. The Planning Board would like to start meeting in May on every Monday for the Growth Policy.
- OLD BUSINESS** None.
- ADJOURNMENT** The meeting was adjourned at approximately 10:15 p.m. on a motion by Scott seconded by Robertson. The next meeting will be held at 6:00 p.m. on May 11, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 5/11/05